



18 Jarvis Circle, Banbury, Oxon OX16 1HH  
£325,000

**Stanbra  
Powell** Estate Agents  
Valuers  
Property Lettings





*An immaculate semi-detached house with pleasant views over green area, complemented by a private established rear garden.*

**Entrance hall | Living room | Kitchen/dining room | Cloakroom | Master bedroom with en-suite, two further first floor bedrooms | Bathroom | Enclosed private rear garden | Small garden to front | Driveway providing off road parking for two/three vehicles | Double glazing | Gas central heating**

Providing well-proportioned accommodation throughout and offered in excellent decorative order, a three bedroom semi-detached house located on this popular development within close proximity of many amenities. The property benefits from Solar panels to the rear of the property contributing towards electricity.

### Ground Floor

Canopy porch.  
Front door.

**Entrance hall:** Stairs to first floor. Useful store cupboard. Door through to living room.

**Living room:** Double glazed window to front aspect. Thermostat for heating. Door through to kitchen/diner.

**Kitchen/diner:** Comprehensive range of contemporary ivory fronted wall and base units with ample work surfaces. Integrated 4 ring gas hob. Integrated double oven and grill. Integrated fridge/freezer. Integrated slim-line dishwasher. Cupboard housing gas boiler for domestic hot water and central heating. Window to rear aspect. Useful understairs storage cupboard. Casement doors giving access to garden. Karndean flooring. Door to cloakroom.

**Cloakroom:** Modern white suite comprising of pedestal handbasin and low level WC. Tiling to splashback areas. Extractor.

### First Floor

**Landing:** Access to loft.

**Master bedroom** to front aspect. Double bedroom with fitted wardrobes. Thermostat for heating. Views over communal green areas.

**En-suite:** Fully tiled shower cubicle, pedestal handbasin and low level WC. Extractor.

**Bedroom two,** a double bedroom to rear aspect.

**Bedroom three,** a generous single bedroom to rear aspect.

**Bathroom:** White suite comprising of panelled bath, pedestal handbasin and low level WC. Tiling to splashback areas.

### Outside

**Rear garden:** Enclosed by fencing and brick walling giving a good degree of privacy. Laid to lawn with a large patio area. Hardstanding for shed. Outside tap. Feature decking with recessed spotlights and pergola area. The garden measures approximately 35 ft in length.

**Tarmac driveway** to the side of the property with double gates. Driveway provides off road parking for up to three vehicles.

**Front:** Areas laid to plum slate. Pathway to front door.

### Agents Note

There is a community charge of £200.00 per annum.

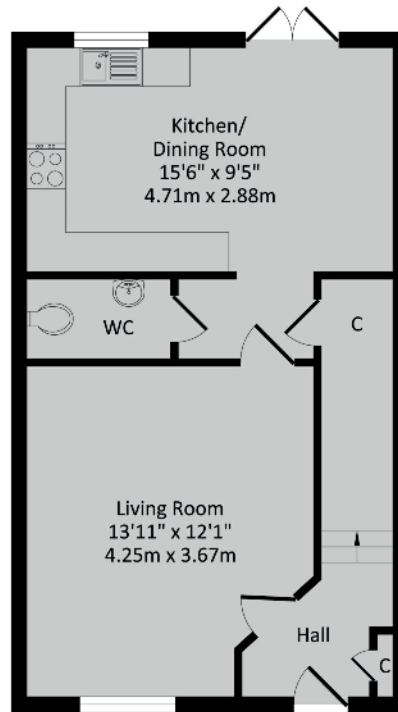
Services: All Council Tax Banding: C  
Authority: Cherwell District Council



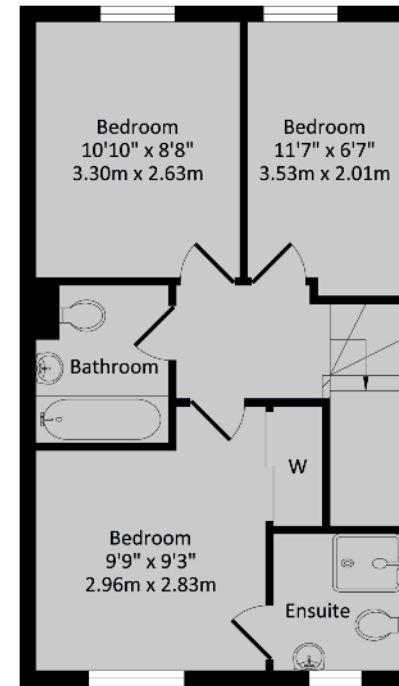


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		96
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Ground Floor  
423 sq.ft. (39.30 sq.m.) approx.



First Floor  
423 sq.ft. (39.30 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 846 sq.ft. (78.60 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Important Agent's Note** All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

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Viewing: Through appointment with Stanbra Powell

